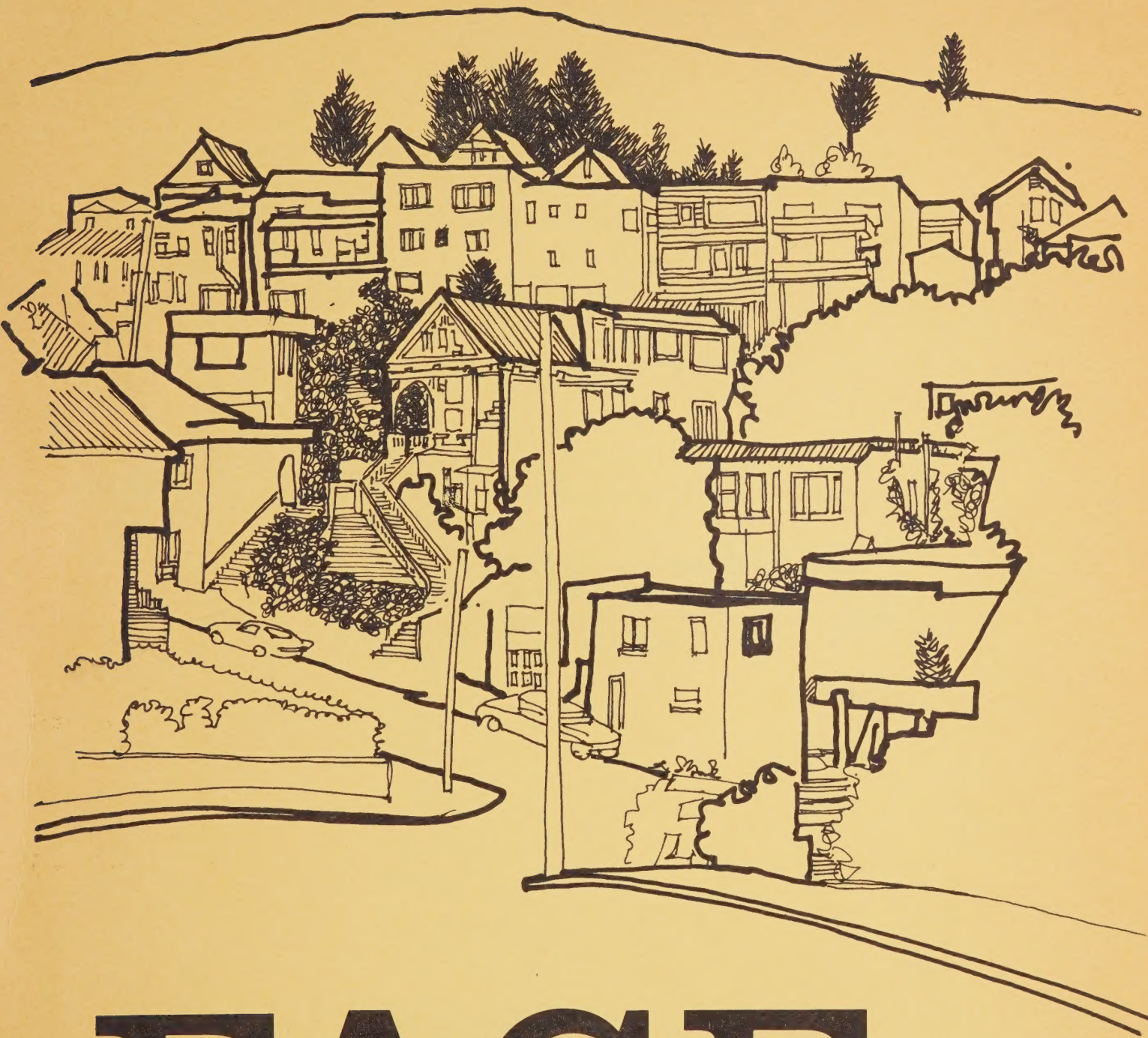


new



FACE

FEDERALLY ASSISTED CODE ENFORCEMENT
FIRST PHASE - A SUMMING UP
CITY AND COUNTY OF SAN FRANCISCO • October 1970



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First Phase: A Summing Up

FACE: Federally Assisted Code Enforcement

(Section 117 Program)

A Summary of FACE Program Experience in
Four Pilot Neighborhood Projects in the
City and County of San Francisco, from
March of 1967, through June of 1970.

Department of Public Works
City and County of San Francisco, California

October 1970

The statistics in this report present the status of the City and County of San Francisco's FACE Program's four pilot projects as of June 30, 1970. As of November 30, 1970 the status of the 2987 buildings in the four areas was as follows:

Certified in satisfactory compliance:	2,797 buildings 93.7% of total
Undergoing rehabilitation work using federal financing assistance:	10 buildings .3% of total
Undergoing rehabilitation work using private financing:	13 buildings .4% of total
In litigation:	154 buildings 5.2% of total
Miscellaneous (sidewalk work required, unable to locate owner, etc.)	13 buildings .4% of total
	<hr/>
	2,987 buildings 100.0%
Loans to Date	622
Total Amount	\$4,581,200.
Average Loan	7,365.
Grants to Date	230
Total Amount	\$463,802.
Average Grant	1,656.



URBAN RENEWAL IN SAN FRANCISCO

REDEVELOPMENT PROJECT AREAS

EXECUTION STAGE	PLANNING STAGE
1. Diamond Heights	7. India Basin
2. Western Addition A-1	8. Hunters Point
3. Golden Gateway	
4. Western Addition A-2	
5. South of Market	
6. Chinese Cultural and Trade Center	

FEDERALLY-ASSISTED CODE ENFORCEMENT AREAS

EXISTING	PROPOSED
1. Great Highway	8. Upper Ashbury
2. Glen Park	9. Inner Richmond
3. Buena Vista Heights	
4. Arguella Park	
5. Alamo Square	
6. Duboce Triangle	
7. Bernal Heights	

CONSERVATION AREAS

COMPLETED
1. Pacific Heights
2. Visitacion Valley
3. West Nob Hill

— RAPID TRANSIT CORRIDOR STUDY AREA

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FOREWORD

What is "FACE"?

The future of San Francisco will be largely dependent on the level of safe, decent and pleasant housing that is available to its residents. In some areas, existing housing has so deteriorated that the only solution is removal of the substandard housing and construction of new housing. Unfortunately, this remedy is expensive and disruptive, causing at least temporary displacement of area residents. In other areas, there exist neighborhoods which are on the brink of decline; some buildings have been allowed to deteriorate and others are in danger of deterioration. Code enforcement programs, requiring the rehabilitation of substandard buildings, can often reverse this trend in the early stages; however, the required work is often too expensive for the homeowners, and such programs can become bogged down when homeowners are unable to finance this work.

"FACE", an acronym for Federally Assisted Code Enforcement, is the name of a relatively new City program designed to offset the disadvantages of the regular, or unassisted code enforcement program. This program is administered by the Division of Property Conservation of the Bureau of Building Inspection, Department of Public Works. Under this program, certain neighborhoods which are characterized by declining conditions are designated as FACE areas and receive the special benefits of the program.

The FACE neighborhoods are selected after detailed studies of neighborhood conditions throughout the City have been made by the Department of City Planning, the Department of Public Works and representatives of the Federal Government. Recent selections have been based upon strong citizen demands for City action.

Rehabilitation Loans and Grants

As a means to assist home rehabilitation, the FACE program offers unusually attractive loans and grants to area homeowners, available through the Federal Department of Housing and Urban Development (HUD). The loans, at 3% interest per annum for up to a 20-year term, are available to all property owners in the existing seven FACE areas, to assist them in financing rehabilitation work. Owner-occupants (as opposed to absentee landlords) of one-to-four family dwellings may also qualify for 3% loans to refinance existing mortgages or obtain rehabilitation grants up to \$3000 in cases of economic hardship. Since the beginning of the program, HUD has extended the usefulness of the 3% loans by permitting the financing of general property improvements beyond code-required work.

Once a neighborhood has been designated a FACE area, the systematic inspection of all buildings in the area is undertaken by FACE Inspectors. Recommendations are made to the property owners as to the work required. Each FACE Inspector is assigned to certain buildings, and thoroughly familiarizes himself with

the requirements of each case, and therefore is able to provide expert counsel to the homeowner. The inspector also supervises the rehabilitation work to ensure that the work is being done properly. A Loan Specialist is on hand at each FACE office to give expert financial advice to the property owner and to process applications for the federal loans and/or grants desired by the property owner.

FACE activities do not end with the rehabilitation of the areas' buildings. Public Improvements, such as street reconstruction, street lighting, street tree planting and utility undergrounding, planned in cooperation with the Department of City Planning, the Bureau of Engineering, the public utilities companies, and the area residents' planning committee, are also installed in the FACE areas to improve the environment.

In all, FACE has proven to be a well-accepted program; present neighborhood residents have been well pleased with the results. Other neighborhood organizations have requested that their neighborhoods be considered for inclusion in future FACE activities.

FACE in San Francisco

FACE is currently operating in seven San Francisco neighborhoods; four neighborhoods have been with the program since its inception in March of 1967, while three additional areas were subsequently brought into the program in July of 1969. If a single word had to be selected to describe the FACE Program, it would be the word "successful". On June 30, 1970, 87.5% of the 2984 buildings in the initial four areas were certified as being in satisfactory code compliance, indicating that they were safe, clean and decent, and up to the housing code standards for buildings of their vintage. Work in the three newer areas was well underway by that time, with 34% of the initial inspections completed on the 1600 buildings comprising those areas. The FACE Program has been well received by the residents of this city; most property owners cooperated enthusiastically with the FACE staff in rehabilitating their buildings. Relatively few steadfastly resisted rehabilitation, they were referred to litigation procedures; only 135 cases representing 2.3% of the total caseload remained in this category. Many neighborhood citizen committees have shown interest in and have actively sought the FACE Program for their neighborhoods, and hopeful inquiries are received daily from individuals disappointed to learn that FACE benefits do not extend to properties outside designated FACE areas.

FACE AREAS 1-4: Arguello Park, Buena Vista, Glen Park & Great Highway

Of the four neighborhoods initially selected for participation in the FACE Program, three were previously undergoing concentrated

code enforcement under the City's Conservation Program. The three, Buena Vista Heights, Glen Park, and Great Highway Conservation Areas were joined by the Arguello Park neighborhood when the FACE Program was established.

On June 30, 1970 the offices serving the four areas were formally deactivated. At that time 2614 or 87.5% of the 2984 buildings (containing 4983 or 87% of the 5727 dwelling units) had been completely processed and listed as in satisfactory code compliance (SCC'd)*. Since another 174 cases (5.9% of the total caseload) remained actively working toward compliance, a small staff was assigned to the four areas to assist those property owners in completing the remaining work required. HUD has authorized this "mop-up" task, permitting this activity to continue until November 13, 1970, so that no one who has cooperated with FACE will be left unaided. This leaves another 198 cases (6.6%) unaccounted for; these are the "hard-core" cases, in which the property owner either refuses or is unable to comply with the requirements of the FACE Program. These cases have been referred to the City's Abatement Section for processing, to the City Attorney and finally the Courts. They remain in various stages of litigation. It is hoped that these owners will be finally persuaded to bring their buildings up to code. Failure to do so will result in action by the Director of Public Works to either have the building demolished or restored under Public Works contracts using the City's Repair and Demolition Revolving fund.

* See CHART A

CHART A: STATUS OF BUILDINGS IN ORIGINAL FOUR FACE AREAS AS OF JUNE 30, 1970

	BUILDINGS:					DWELLING UNITS:	
	Residential	Commercial	Mixed	Total	%	Number	%
(a) Inspection completed	2880	32	72	2984	99.9%	5727	99.9%
(b) Found in Code Violation	2504	21	65	2590	86.7	5161	90.1
(c) Found Standard	376	9	7	392	13.1	566	9.9
(d) Rehabilitated	2124	18	45	2187	73.2	4372	76.3
(e) Demolished	27	4	4	35	1.2	45	.8
(f) Total SCC'd (c+d+e)	2527	31	56	2614	87.5%	4983	87.0%
(g) Active-Work in Progress Federally Financed	119	0	11	130	4.4	249	4.3
(h) Active-Work in Progress Privately Financed	41	0	3	44	1.5	146	2.5
(i) Active-in Abatement	28	0	1	29	1.0	57	.0
(j) Active-in Condemnation	23	0	0	23	.8	54	.9
(k) Active-Miscellaneous	14	0	0	14	.5	24	.4
(l) Active-in Appeal	79	0	1	80	2.7	110	2.0
(m) Active-in Court	49	1	0	50	1.6	105	1.9
(n) Active-Uninspected	3	0	0	3	less than 1%	3	less than 1%
(o) Total Active Cases Remaining	356	1	16	373	12.5%	747	13.0%

Midway in the progress of the four areas it was determined that cases in litigation normally constituted about 6% of the workload. It is significant, then, that the efforts of the FACE staff were rewarded by a reduction in the proportion of litigation cases to 2.3%, a figure that may go lower still.

Variations in production were apparent between the four areas. The Great Highway area was the fastest moving, and was the first to reach the 95% mark in the proportion of buildings SCC'd. Arguello Park was the slowest area, but it was also the only area which had not been previously subjected to a non-assisted concentrated code enforcement program. No one can measure just what the psychological implications of this difference might be; certainly individuals who had prior exposure to a do-it-yourself proposition would be more inclined to recognize the great advantages of an assistance-available program.

It was difficult to predict at the outset just what the staffing requirements for the four areas would be. As FACE progressed, it became readily apparent that the areas were understaffed - primarily too few building inspectors. New building inspectors were hired on a temporary basis but because these men had had no previous experience in code enforcement the benefits of this augmentation were slow in coming. It took too long to train the new men in the procedures, and this training required the diversion of valuable time from the veteran inspectors. CHART B contrasts the total number of Building Inspector man-days expended through June 30, 1970 with the total workloads for each of the areas. The percentages for buildings rehabilitated, found standard and demolished are also given to put the other figures in better perspective:

CHART B: BUILDING INSPECTOR WORKLOADS VS MAN-DAYS EXPENDED; AREAS 1-4

	Arguello Park	Buena Vista	Glen Park	Great Highway	Totals Areas 1-4
(a) Total number of Buildings	1144	467	596	780	2987
(b) Total number of Dwelling Units	2543	1174	697	1318	5732
(c) Total Building Inspector Man-Days*	3672½	2101½	3156½	1805	10735½
(d) Number of Building Inspector Man-Days Per Building	3.21	4.50	5.29	2.31	3.59 avg
(e) Number of Building Inspector Man-Days Per Dwelling Unit	1.44	1.79	4.53	1.37	1.87 avg
(f) % Buildings Rehabilitated	73%	79%	71%	71%	73%
(g) % Buildings Found Standard	13%	7%	9%	21%	13%
(h) % Buildings SCC'd (f + g + h)	87%	87%	81%	95%	87.5%

As FACE made headway in the four initial neighborhoods, there was a persistent temptation to compare the progress of the four staffs with one another. This, of course, would be realistic only if the neighborhoods were similar in character and need for improvement. Analysis of the statistics for the four areas reveals that the type and degrees of rehabilitation required have been quite different from area to area, making direct performance comparisons unreliable. Since the neighborhoods were dissimilar, presenting a variety of problems, it is valuable to compare their experiences, as a guide to what might be anticipated in future areas.

The cost of administration and operation of the FACE Program for Areas 1 - 4 has totaled approximately \$2,000,000.00 for the period ending June 30, 1970. Not included in this figure are costs of installation of public improvements and Federal loans and grants to property owners. This cost averages about \$670. per building for the 2,987 buildings in the four areas.

ARGUELLO PARK

The Arguello Park FACE area, a 28 block neighborhood adjacent to the Northeast corner of Golden Gate Park, is the largest of the four areas in terms of population (5,725), number of buildings (1,144) and number of dwelling units (2,543). The majority of the structures were erected after the fire and earthquake of 1906; but a few were built in the late 1800's. The area is relatively flat, unlike most of San Francisco, permitting orthodox foundation design. Code violations in this area were predominately of the electrical, plumbing and handrail variety, indicating that most houses were in good shape structurally. Two-thirds of the homes are owner-occupied; it appears significant that processing of rehabilitation cases took a longer period of time for owner occupied homes than for investor owned properties.

As of June 30, 1970, 835 buildings (73% of total) had been brought into satisfactory code compliance, 144 (13%) were found already in compliance at time of the initial inspection, and 11 (1%) were demolished. None of the 11 demolitions was the direct result of FACE action, all were voluntarily carried out by the owners. Some 154 (13% buildings were still on the active list, 70 of these were undergoing work with FACE financial assistance, 27 were working under private financing, and the remaining 55 structures were referred to appropriate City agencies for litigation.

FACE was regarded with some suspicion when it first began in the Arguello Park neighborhood. Early public meetings with property

owners and residents were characterized by vocal opposition to FACE plans. As the program began to show results, the negative faction diminished. The climate steadily improved through the final stages of the Program with the majority of the property owners becoming most cooperative.

The selection of financing method was consistent with two of the other FACE areas, 21% of the owners performing rehabilitation did so with federal assistance. Costs of rehabilitation work was considerably higher in cases using federal assistance than in those privately financed cases. Federally financed cases averaged \$4,118 per building or \$1,855 per dwelling unit for code requirement work as contrasted with \$438 per building or \$182 per dwelling unit for the privately financed cases.

Processing time for the federally financed cases ran somewhat longer than for private cases. Approximately 85% of the completed federally financed cases took from seven to twenty-four months to process; only 52% of the privately financed cases fell in this range. To clarify this difference, one should realize that the additional time required for federal assistance application and approval, plus the required contractor bidding procedure, would cause a federally assisted case to take longer. Then, the time required for the contractor to complete the code work is longer for assisted cases since these jobs tend to be more involved and more expensive (86% of the federally assisted cases entailed more than \$1000 for code work; whereas only 10% of the privately financed cases required more than \$1000 worth of work).

BUENA VISTA

Predominately of multifamily dwellings (37% two family, 50% apartment buildings of 3 or more units) the Buena Vista neighborhood is atypical of the four FACE areas. The name of the area is Spanish for "good view"; the area lies on the east side of a steep hill centrally located with sweeping panoramic views of downtown San Francisco and the Bay. The average income of the 2,870 residents has been steadily increasing due to the building of modern "view" apartment houses which attract a more affluent resident. The average income is the highest of the four areas.

Choice of federal loan assistance among property owners rehabilitating buildings was almost 19% in this area; another 2.3% used a grant or the combination of a loan and grant. Code work cost per building was lowest of the four areas in federally assisted cases; over all average for buildings in this category was \$3,618 per building (\$1,488 per dwelling unit) reflecting the better general condition of these buildings. Privately financed code work averaged \$1,810 per building or \$746 per dwelling unit.

As in Arguello Park federally financed cases involved longer processing time with 65% of those jobs taking more than a year from initial inspection to completion. The bulk of the private jobs (67%) were completed in less than a year's time. Most (96%) of the federal financed cases involved more than \$1000 in code work; 73% of the privately financed cases cost less than \$1000 for code work.

As of June 30, 1970, 79% of the 467 buildings and 898 dwelling units in the area had been rehabilitated. Another 7% had been found standard, and 1 building was demolished. Sixty-three buildings (13%) remained on the active list, 8 were undergoing rehabilitation work; 5 of these were receiving federal financing. Undergoing litigation processes was the final 6% of the area's caseload.

Buena Vista was a relatively high rent area prior to the introduction of FACE; no significant rent increases have been reported as a result of FACE activity.

The most prevalent violation involved the lack or poor condition of handrails, both exterior and interior; this is a common malady in multi-unit buildings. Electrical, plumbing, and gas line problems followed, violations more serious in nature and more expensive to correct. The hillside topography led to foundation problems, with underpinning and clearance violations occurring in about 20% of the cases requiring work.

The Buena Vista area had benefited from some random upgrading of buildings over the years; it had also been a conservation area just prior to FACE's introduction. With this background the neighborhood was a mixture of buildings of assorted age in various degrees of condition. The great advantage of a FACE Program in a neighborhood such as this, is it allows the upgrading of all buildings which were becoming a blighting influence on the rest of the area. Although there are many residents in higher income

brackets in this area, there were also property owners who were unable to afford expensive rehabilitation work on their homes. The financial assistance available through FACE enabled these residents to regain pride in a refurbished home.

GLEN PARK

The Glen Park FACE area, with 3,271 residents, consists primarily of one and two-family homes (98% of the 595 buildings in the area). Seventy-six percent of the homes were owner-occupied, a factor that tends to slow the processing time for rehabilitation. The neighborhood's houses are distributed quite unevenly in Glen Canyon, and the house-per-acre density is far below that of the other areas. The neighborhood had suffered a decline resulting from the construction of a major freeway through one side of the canyon, which severed Glen Park from the nearest shopping center, and disrupted the area's traffic and living patterns.

Many of the homes in the area are old, built in the 1870's and 1880's. Most of these old buildings were constructed on brick foundations set into the steep hillsides, so the incidence of foundation problems requiring extensive work was high.

The proportionately high home ownership in Glen Park resulted in the greatest use of federally financial assistance of any of the areas--37% as contrasted to a range of 21-24% for the other three areas. The per unit cost of compliance in these cases was also highest at \$3,412 per dwelling unit (\$3952 per building). Privately financed work averaged \$670 per building and \$568 per

dwelling unit.

Processing time comparisons between private and federally financed jobs did not show the marked difference that existed in the other areas; 62.5% of the private jobs were completed within the year, while 51.2% of the federally financed jobs were completed in the same interval. The average amount of time spent by the Building Inspectors on a per unit basis was quite high in this area, 4.5 inspector man-days per dwelling unit.

GREAT HIGHWAY

The fourth project area in the FACE Program, Great Highway, is situated in the Sunset District of the City, occupying a corner formed by the southern border of Golden Gate Park and the Pacific Ocean. The proximity of this neighborhood to the ocean has resulted in extreme weathering of many of the 780 buildings in the area, the effects of sea air and blowing sand. Drifting sand dunes formerly occupied the entire district, and the houses were constructed on leveled sand which is constantly shifting, with resulting foundation problems in many of the older buildings. The composition of the neighborhood is primarily of one and two-family homes (71% and 16% respectively) with a few apartment houses, commercial buildings, and motels (10%, 2% and 1%). In earlier years a trolley line from the heart of the City terminated here, and the first buildings were converted trolley cars and beach shacks, a few of which remain today. The current trend in the area is to apartment houses along the highway bordering the beach, causing

concern among the residents that a wall of highrise buildings may soon separate their homes from the beach and ocean view.

Of the 557 buildings rehabilitated in Great Highway, 24% of the owners received federal assistance. This assistance was for code work that averaged \$3,707 per building or \$2,248 per dwelling unit. Average code work expenditures on privately financed buildings came to \$328 per building or \$178 per dwelling unit. As in the other three areas, federally financed cases were of longer duration between initial inspection and completion; 79.1% of these cases took more than a year to complete, while only 34% of the privately financed cases were active that long.

Great Highway was the only area to have a neighborhood association turn bitter. An unfortunate communications breakdown between the City and the residents over the exact nature of the public improvements to be installed in the area led to a gross misunderstanding and the resulting bitterness. The outcome was amicable, but there is much to be learned from the situation of the necessity to ensure that everyone is in agreement on all activities in the area.

REHABILITATION COSTS AND MEANS OF FINANCING

CHART C - on the following page illustrates the average costs encountered in rehabilitating buildings in the four areas plus the overall averages for the four areas combined. The figures represent those buildings on which rehabilitation was completed as of June 30, 1970.

The buildings are categorized according to the means by which the owner financed the code work; whether he used a federal loan, federal grant, a combination of a loan and a grant, or resorted to his own financing resources. Note that the average loan amount, particularly in Buena Vista, can run much higher than the average code cost. The difference can be due to either of two factors:

1. The owner may be refinancing existing mortgages (to get a more favorable interest rate). This generally didn't involve too many cases; or
2. General property improvements beyond code requirements may have been made; the financing of such improvements with federal financing was authorized by HUD in October of 1968.

The fact that the code costs for federally financed rehabilitation is so much higher than that of the privately financed cases reinforces the arguments for a FACE Program. Code enforcement often places too great a burden on homeowners who are without the financial resources necessary to bring their homes up to code

CHART C: CODE WORK COSTS AND FINANCING AMOUNTS FOR REHABILITATED (SCC'D)
BUILDINGS DURING PERIOD ENDING JUNE 30, 1970

1. Rehabilitated Using FACE Loan
2. Rehabilitated Using FACE Grant
3. Rehabilitated Using Combination of FACE Loan and FACE Grant
4. Rehabilitated With Private Financing Only
5. Total Code Work Costs For All Rehabilitated Buildings

1. Loans	ARGUELLO PARK	BUENA VISTA	GLEN PARK	GREAT HIGHWAY	ALL AREAS
# Buildings SCC'D	122	70	95	93	380
# Dwell Units SCC'D	310	179	108	173	770
Code Work Cost	\$540,376	\$265,016	\$394,674	\$385,723	\$1,585,789
Cost/Building	4,429	3,786	4,435	4,148	4,173
Cost/Dwell Units	1,743	1,481	3,654	2,230	2,059
Loan Amount	603,405	709,626	505,800	402,075	2,220,906
Amount/Building	4,946	10,138	5,324	4,323	5,844
Amount/Dwell Unit	1,946	3,964	4,683	2,324	2,884

2. Grants

# Buildings SCC'D	44	7	42	24	117
# Dwell Units SCC'D	62	13	48	24	147
Code Work Cost	\$139,226	\$ 12,916	\$ 97,439	\$ 43,479	\$ 293,060
Cost/Building	3,164	1,845	2,320	1,812	2,505
Cost/Dwell Unit	2,246	994	2,030	1,812	1,994
Grant Amount	88,583	10,556	79,395	43,484	222,018
Amount/Building	2,013	1,508	1,890	1,812	1,898
Amount/Dwell Unit	1,429	812	1,654	1,812	1,510

3. Loan & Grant

# Buildings SCC'D	12	4	21	14	51
# Dwell Unit SCC'D	23	5	27	19	74
Code Work Cost	\$ 53,316	\$ 15,163	\$132,344	\$ 56,463	\$ 257,286
Cost/Building	4,443	3,791	6,302	4,033	5,045
Cost/Dwell Unit	2,318	3,033	4,902	2,972	3,477
Loan/Grant Amount	64,914	16,727	201,350	80,950	363,941
Amount/Building	5,410	4,182	9,588	5,782	7,136
Amount/Dwell Unit	2,822	3,345	7,457	4,261	4,918

4. Private

# Building SCC'D	657	289	267	426	1,639
# Dwell Unit SCC'D	1,581	701	315	784	3,381
Code Work Cost	\$287,925	\$523,233	\$178,929	\$139,549	\$1,129,636
Cost/Building	438	1,810	670	328	689
Cost/Dwell Unit	182	746	568	178	335

5. Total

# Buildings SCC'D	835	370	425	557	2,187
# Dwell Units SCC'D	1,976	898	498	1,000	4,372
Code Work Cost	\$1,020,843	816,328	803,386	625,214	3,265,771
Cost/Building	1,223	2,206	1,890	1,122	1,493
Cost/Dwell Unit	517	909	1,613	625	747

standards. In a great many instances the reason that the home became substandard was because the homeowner lacked the financial capacity to adequately maintain his home. In such cases, code enforcement can become an unreasonable burden if no financial assistance is made available.

PROCESSING TIME VS CODE COSTS

CHART D illustrates the relationship of processing time to code cost for rehabilitated properties. Note that neither code cost ranges nor processing time ranges are in even ranges; the scope in each case increases with increasing costs or time. "Processing Time" in this chart refers to the time involved from initial inspection of the property to the date of completion of the rehabilitation work and certification of completion.

As expected, more expensive work took more time to accomplish than the simpler jobs. The statistics also indicate that most of the more expensive jobs were financed with federal assistance; therefore federally assisted jobs fell into the longer time-range areas. If this fact is overlooked, one might be misled into concluding that the federal financing process itself is the sole cause of the longer time periods required for assisted rehabilitation.

CHART D: FEDERALLY FINANCED CASES: FACE AREAS 1 - 4

PROCESSING TIME VS CODE COSTS FOR 563 CASES

PROCESSING TIME IN MONTHS

Code Cost Range	1	2-3	4-6	7-12	13-18	19-24	25-30	31-39	Total %
\$0									
1-50									
51-100					.2%				.2%
101-300		.2%		.4%					.5
301-600		.4	.4%	.9	.7	.2%	.4%	.4%	3.2
601-1000			.7	2.5	.9	.4	.7	.4	5.5
1001-1500			1.4	5.7	5.0	1.4	1.4	.2	15.1
1501-3500	.2%	.7	2.3	12.3	15.6	7.1	3.7	2.3	44.2
3501-5000			.2	3.6	3.4	3.6	1.1	1.1	12.8
5001-10000		.2	.2	3.0	4.4	3.4	2.3	.9	14.4
10001-20000		.2		.5	.4	1.4	.5	.2	3.2
over \$20000						.4	.2	.4	.9
Total %	.2%	1.6%	5.1%	28.8%	30.5%	17.8%	10.3%	5.7%	100%

PRIVATELY FINANCED CASES: FACE AREAS 1 - 4

PROCESSING TIME VS CODE COSTS FOR 1520 CASES

MONTHS

Code Cost Range	1	2-3	4-6	7-12	13-18	19-24	25-30	31-39	Total %
\$0	.07%			.1%	.07%		.07%	.07%	.4%
1-50	2.0	3.1%	2.4%	2.6	.6	.2%	.1	.07	11.1
51-100	.5	3.2	2.8	2.2	.8	.3	.3	.3	10.4
101-300	1.1	3.6	6.3	6.4	3.1	4.7	.6	.7	26.3
301-600	.6	1.8	4.0	5.9	2.3	1.8	.8	.9	18.0
601-1000	.07	1.3	2.3	4.5	3.6	1.7	.9	1.0	15.3
1001-1500	.3	.2	.9	2.1	1.2	1.1	.5	.1	6.5
1501-3500	.07	.3	1.3	2.6	1.7	1.2	.9	1.0	9.0
3501-5000		.1	.3	.5	.5	.07	.3	.1	1.9
5001-10000		.07		.07	.1		.1	.1	.5
10001-20000				.07	.1	.07	.1	.2	.6
over \$20000									
Total %	4.6%	13.6%	20.3%	27.1%	14.1%	11.1%	4.7%	4.5%	100%

GENERAL PROPERTY IMPROVEMENTS

As mentioned in the previous section, HUD authorized the financing of general property improvements with federal loans in October of 1968. General property improvements are improvements voluntarily made on a private residence that are in addition to those improvements required by code enforcement. The cost of these improvements should not exceed 40% of the cost of the work required by code enforcement.

Unfortunately, the FACE Program was well underway in the four areas before the general property improvement provision was offered by HUD. Therefore a relatively small number of property owners took advantage of this form of assistance. Breakdown of the average costs of these improvements, compared with the average amount of the financing and the average cost of the required code work, is presented as follows for 27 buildings rehabilitated with additional general property improvements:

	Arguello Park	Buena Vista	Glen Park	Great Highway	Average All Areas
General Property Improvements:					
Avg cost/structure	\$ 845	\$2,530	\$1,589	\$ 400	\$ 1,495
Code required work					
Avg cost/structure	5,281	8,687	7,122	3,473	6,716

Housing Code Violations

The FACE Building Inspectors report building code violations when they complete their initial inspection reports. The violations ranged from those presenting serious safety or health hazards to those which were indications of deteriorating conditions (eg. exterior paint and trim deterioration). The most prevalent violations are listed below; the percentage figures indicate the frequency of occurrence of the violation among the total number of buildings reported in violation.

Violation	Arguello Park	Buena Vista	Glen Park	Great Highway	Total Areas 1-4
Outside stairs, handrails	59%	71%	61%	62%	62%
Electrical Systems &/or outlets in dwelling units	54	51	55	25	47
Sidewalks, curbs	40	31	74	24	42
Electric work in basement	35	31	61	31	39
Exterior paint, walls, trim	27	24	43	48	35
Windows, repair, operation	31	16	37	46	33
Dwelling unit plumbing water and waste	31	24	42	26	31
Electrical service connection outside outlet	28	18	46	20	28
Flues, caps, chimney	20	18	30	32	25
Roof gutters, leads, drains	17	13	30	37	24
Foundation underpinning, Framing	10	19	32	27	20
Foundation clearance, condition	8	20	32	29	20
Handrails in public halls, stairways	10	28	6	5	11
Dwelling units, gas appliances valves, vents	19	25	20	14	19

Public Improvements in Areas 1 - 4

The City assists in the enhancement of the FACE neighborhoods by installing various public improvements such as street lighting, street trees, and street improvements in the areas. Public utility companies have been cooperative in this endeavor by undergrounding utility lines on key streets. Decisions on the location and kinds of improvements to be made are the result of cooperation between FACE Citizen Advisory Committees, neighborhood associations, the FACE staff, the Department of City Planning and the Bureau of Engineering.

On June 30, 1970, work in the four FACE areas was 99% complete; costs totalled \$885,104 (engineering and inspection will add 20% to that figure). This cost represents a substantial portion of the City's one-third contribution to the cost of the FACE program and is funded primarily out of Gas taxes & Lighting Bonds.

Well-planned public improvements with citizen involvement in decision making is one key to the success of the FACE program. By reconstructing problem streets, undergrounding a maze of overhead wires, and other beautification the City can demonstrate appreciation of the homeowners improvement efforts.

PUBLIC IMPROVEMENTS IN AREAS 1 - 4

TYPE:	LINEAL FEET:	NUMBER	INITIAL ESTIMATED COST (IN 1000s) \$408	COST OF WORK IN PLACE (IN 1000s) \$316
STREETS	5280			
CURBS AND GUTTERS	7920		28	23
SIDEWALKS	7920		31	31
TRAFFIC LIGHTS		12	42	32
STREET LIGHTS (99% complete)		152	217	161
FIRE & POLICE COMMUNICATIONS		4	1	3
STREET TREES		965	111	76
OTHER (Landscaping, etc.)			301	216

(note that the cost figures given do not include the 20% cost
for engineering and inspection)

RELOCATION

Relatively little displacement of FACE area residents has been necessary as a result of FACE activity. In the four initial FACE neighborhoods it was predicted that 59 families and 123 individuals would require relocation services. On June 30, 1970 26 families and 26 individuals were in the workload, of which 14 families and 13 individuals had been relocated. Other circumstances have removed another 8 families and 12 individuals from the workload, leaving only 5 cases unresolved in these areas.

FACE relocation is carried out by the Relocation Service of the San Francisco Redevelopment Agency, as a contractual service to the FACE Program.

CONTRACTOR BIDDING

All federally-assisted rehabilitation work was subject to contractor bidding to achieve the lowest reasonable cost for the work. Initially a great many contractors showed interest on bidding on FACE rehabilitation cases. Some of the contractors lost their enthusiasm when they found how competitive the bidding was for the jobs. Others may have been discouraged by the close supervision of their work by FACE Building Inspectors. Eventually, however, a large number of contractors faithfully took part in repeated bids. In a three year period the following bidding pattern resulted in one of the FACE areas as shown on the following page.

96 contractors bid without winning a contract in 99 bids

24 contractors won 1 contract each in 71 bids submitted

7 contractors won 2 contracts each in 39 bids submitted

6	"	"	3	"	"	"	35	"	"
2	"	"	5	"	"	"	21	"	"
2	"	"	6	"	"	"	29	"	"
4	"	"	8	"	"	"	66	"	"
1	"	"	9	"	"	"	19	"	"
1	"	"	19	"	"	"	28	"	"
1	"	"	22	"	"	"	49	"	"
1	"	"	23	"	"	"	65	"	"
1	"	"	25	"	"	"	63	"	"
1	"	"	26	"	"	"	67	"	"

DATA COLLECTION SYSTEM

The bulk of the data used in the analysis of FACE experience comes from the Program's use of electronic data processing (EDP). Data for each FACE building is reported on statistical data forms by the Building Inspectors. Codes representing individual activities (e.g. initial inspection completed, inspection report mailed, loan application approved by HUD, etc.) and general building code violations are used, keyed to the specific building being reported upon in the statistical reports. Each week the data forms are sent to the City's data processing center, where the data is transferred into keypunch data cards. At the end of each month the cards are fed into a computer, which updates a master record file on a magnetic tape with the new data. Four regular reports are then produced by the computer from the updated master file:

- A. Report of Monthly and Cumulative Activities: This report displays a simple tabulation of all activities reported in each area for the month just past and for the entire term of the program. Grand totals for the combined four areas are also presented, both monthly and cumulative.
- B. Report of Building Status as Required by HUD: The second report lists every property in the four areas by block and lot, and follows each property with the dates of specific actions significant to HUD. Cost figures for rehabilitation work, and the dollar amounts of the federal financing approved is also presented for each property when appropriate. The report is a particularly valuable working tool, as it

shows the current status of every building in the system with respect to the HUD procedures. Research for this booklet made extensive use of this report, particularly in the area of financing choice, amounts, and processing time.

- C. **Inspectors' Activity Report:** Useful as an administrative tool, this report tabulates the number of actions credited to each Building Inspector on a cumulative basis. This feature gives this report two particular values: the progress of each inspector with respect to his assigned caseload may be assessed, and workloads may be assigned more equitably among the inspectors. As the report also lists the number of each violation code reported by the individual inspector, a check may be made on variations in inspection methods or thoroughness between inspectors (ie: is an inspector unusually high or low in reporting specific code violations, when compared to his peers in his area, and are these differences justifiable?).
- D. **Summary of Activity Code Information:** The final report summarizes data reported with specific action codes. For example, when an initial inspection is reported, the following information is also reported:
1. the year the building was built
 2. ownership of the building (ie: owner-occupied or investor-owned)
 3. use of the building (ie: residential, commercial, mixed residential/commercial, or accessory building)
 4. number of dwelling units
 5. number of guest rooms (no kitchen)
 6. number of commercial units
 7. number of vacant units

In this report, all information except item #1 is totalled under the initial inspection code, so that it may be determined, for instance, how many dwelling units had been inspected in Arguello Park during the time period covered by the report. Other codes would include appropriate cost figures, persons displaced, etc.

This is valuable in estimating project completion staffing and budget requirements.

The San Francisco FACE Program has utilized EDP from the inception of the program. Unfortunately this has meant running the hazards of the pioneer. When FACE was initiated the City's EDP center was also being organized, and as FACE was one of the EDP center's first users, it suffered the perils of experimentation. The system was simple in concept, but became complex in operation. Four of its most serious difficulties follow:

- A. The system relied too much on the use of coded information, which was confusing to the people who had to work with it. The use of block and lot as a means of parcel identification, although convenient for data processing purposes, made much more work in the long run. Most of the time it meant translating from block and lot to the property address or vice versa when working with the properties.
- B. The reliance on EDP center keypunch operators to process FACE data was a mistake. The EDP center too often had higher priority work for the keypunch operators, and FACE

work was delayed. The Key punch operators were unfamiliar with the meaning of FACE data, and often made errors in transferring data to the EDP cards.

- C. The system was based on activity codes, rather than on individual properties. For reasons too involved to go into in this paper, this resulted in an unfortunate inflexibility of the system (data relationships could not be assessed electronically, and once-only reports were too difficult to program). Furthermore, the data file quickly became unwieldy, and there were too many repetitious steps.

Profiting from its past experience with EDP, the FACE staff is currently cooperating with the central EDP staff on the creation of a new, sophisticated EDP system. The new system will avoid the use of keypunching entirely; all information will be typed on a special typewriter by FACE personnel, for reading by an optical scanner. The optical scanner transfers data directly to the computer, so that no more manual transfer of data is required. All reporting by the Building Inspectors will be in a plain-language format using addresses; the confusion of coded block-lot entries will be eliminated. Finally, data in the new system will be organized in such a manner as to permit the rapid retrieval of any and all information supplied to the system. This system is expected to be in operation before the end of the year.

WHAT WE HAVE LEARNED - Some Recommendations:

The Section 117 Program was a new and untried concept when San Francisco's FACE Program was initiated. Many problems were encountered along the way, and we have profitted from the experience. In this section we make brief references to some problem areas, or mention what we would do differently. In some cases mentioned the changes are already in effect in our Program, or will be effectuated in the near future

1. Hire more Building Inspectors (the basic rehabilitation counselor in FACE) thereby reducing the work load from 210 buildings per man for three years (70 buildings per man-year) to 120 buildings (40 buildings per man-year). Also, this should develop a nucleus of experienced men ready to start immediately in the new FACE areas once authorized by HUD.
2. Hire one Electrical and one Plumbing Inspector for each FACE site office to provide specific electrical and plumbing inspection assistance for the seven Building Inspectors in each office.
3. Hire Property Rehabilitation Managers with strong construction backgrounds, each one to be responsible for two FACE areas, one area being phased into operation and one area being phased out. Each area to have a Senior Building Inspector for each 4 or 5 Building Inspectors to provide more supervision.

4. Hire an Administrative Analyst to prepare applications for HUD grant funds or prepare modifications to original applications. One original and 5 ammendatory applications have been filed during the past three years.
This person would maintain fiscal management over the program budget.
5. Hire a System and Procedures Analyst to develop, modify and maintain an information system using electronic data processing (EDP).
6. Hire a full time principal accountant for FACE.
7. Hire a full time Deputy City Attorney on a work-order basis to handle all FACE legal matters including litigation.
8. Hire a full time staff for the FACE Citizens Advisory Committee to assist FACE rehabilitation and beautification efforts in FACE areas.
9. Hire a full time architect to be a consultant to the Building Inspector and when required provide advice to the Citizens Advisory Committee on neighborhood design matters.
10. Put more time and money into training FACE staff through the use of an additional Sr. Building Inspector charged with this responsibility.
11. Devise a more efficient and reliable EDP reporting system.

12. Improve the coordination of Public Utilities and the Bureau of Engineering in the undergrounding of overhead wires in FACE projects. The recently approved use of temporary overhead service connections should help reduce the cost and inconvenience to property owners who must wait several months or years before undergrounding occurs, while in the meantime their electrical service and house wiring has been completely modernized and the rehabilitation work completed under FACE. Contractors need not return under this arrangement and can be completely paid when the lien period has expired.
13. Use the City's Repair and Demolition fund as a source of additional repair funds when all other financial resources are exhausted to repair a building in a FACE area.
14. Continuously expand our list of contractors, sub-contractors and architects who we have sought to participate in the FACE program.
15. Continue the use of the Building Inspector, who has a strong construction background, as the basic rehabilitation counselor. He makes the initial contact with the property owner, inspects, counsels owner on variety of solutions to his problems, brings in the finance advisor and other specialists, prepares specifications and contracts, simple drawings, handles bidding, compliance inspections and calls for progress and final payments.

16. Continue to work-order the services of the Department of City Planning to handle public information, exhibit preparations, community relations (generally called the FACE Neighborhood Improvement program).
17. Continue to work-order the services of the Real Estate Department to handle appraisals and provide Real Property Loan Officers to handle financial counseling in FACE.
18. Continue to work-order the services of the City's Central Relocation Service to help families, individuals and businesses who may be displaced in FACE areas.
19. Continue the use of FACE area site offices where services can be provided to the residents conveniently. These offices can be used for CAC meetings.
20. Continue to develop Citizen Advisory Committees in each FACE area to help plan public improvements and give support to the FACE program.
21. Seek the continued support for FACE given in the past by the Director of City Planning.
22. Continue to seek Shelter Grant Funds from the City's Department of Social Services to supplement federal rehabilitation funds.
23. At the outset of a new FACE program, institute legal action against property owners who refuse to use FACE financial and other assistance, when given the opportunity to do so.

This is particularly important to do when the property owner has avoided code compliance prior to FACE. Other property owners will watch to see if FACE means business with the slumlord before he invests in his property under FACE.

24. Generally, the HUD regional office personnel, from the Regional Administrator on down, has been most helpful in making FACE work successfully in San Francisco.

It is hoped that continued understanding and help will be received from the newly organized HUD area offices.

CITY AND COUNTY OF SAN FRANCISCO

PROJECT NO. CALIFORNIA E-4

Funded by the United States Department of Housing and Urban Development

The FACE Program is administered by the:

DEPARTMENT OF PUBLIC WORKS:

S. Myron Tatarian, Director
Alfred Goldberg, Superintendent, Bureau of Building Inspection
Bernard A. Cummings, Chief, Property Conservation Division

Assisted by the following agencies:

DEPARTMENT OF CITY PLANNING (Neighborhood Improvement Program)

Allan B. Jacobs, Director
Richard E. Gamble, Senior City Planner
Jean Dierkes, Assistant City Planner

DEPARTMENT OF REAL ESTATE (Rehabilitation Financing)

Wallace Wortman, Director
Max Babin, Assistant Director

SAN FRANCISCO REDEVELOPMENT AGENCY (Relocation Service)

M. Justin Herman, Executive Director
Arnold Baker, Director of Relocation Service

This report was prepared by Thomas Hoard, Systems & Procedure Analyst, with the assistance of the FACE staff responsible for property inspection and rehabilitation financing.

Cover designed by Edith Winter, Department of City Planning.

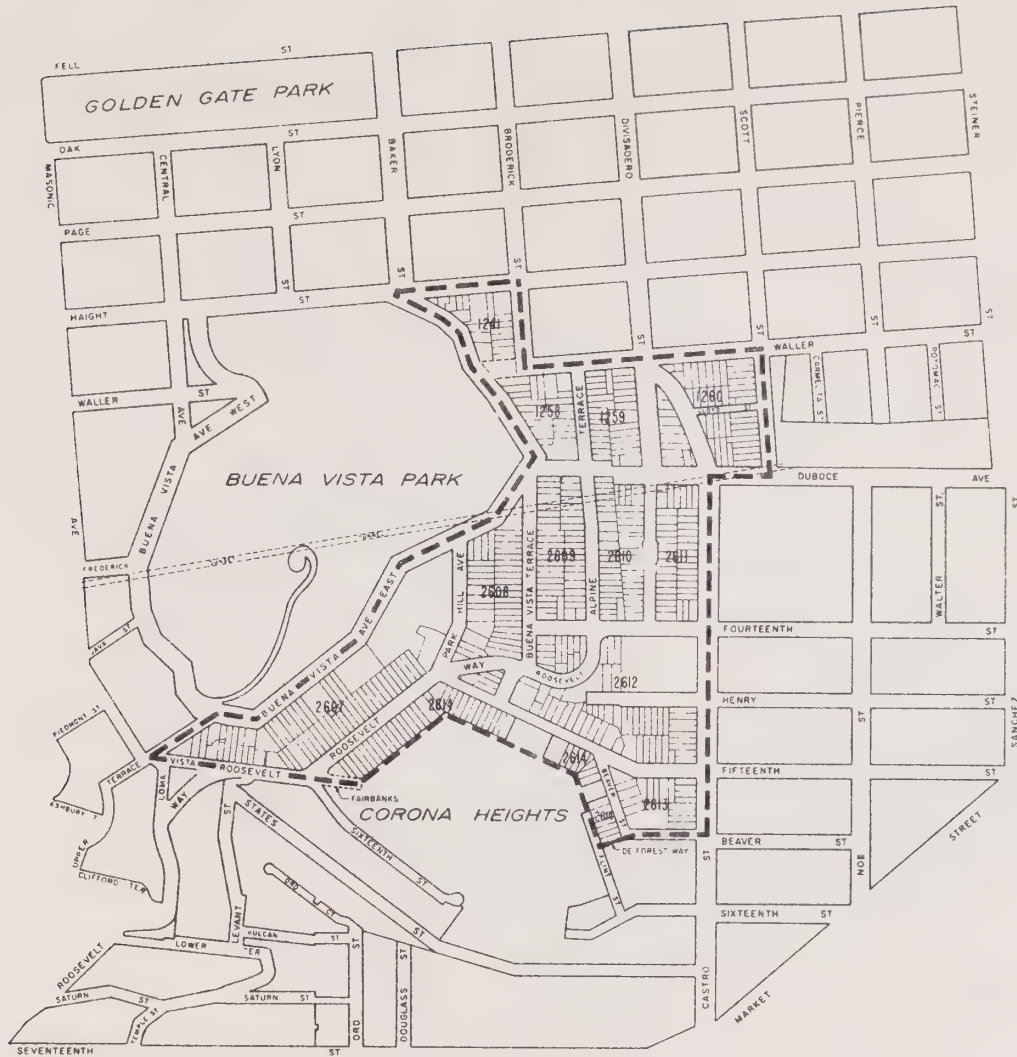
Copies of this report may be obtained from the Division of Property Conservation, Bureau of Building Inspection, Department of Public Works, 525 Golden Gate Avenue, Room 115, San Francisco, California 94102.



FEDERALLY-ASSISTED CODE ENFORCEMENT

ARGUELLO PARK CONSERVATION AREA

RECOMMENDED
 DESIGNATED BY
 CITY PLANNING DEPARTMENT



BUENA VISTA HEIGHTS CONSERVATION AREA

--- CONSERVATION AREA BOUNDARY

RECOMMENDED BY
 JAMES J. ...
 DIRECTOR OF PLANNING
 DISSEMINATED BY
 CHIEF ADMINISTRATIVE OFFICER



--- CONSERVATION AREA BOUNDARY

RECOMMENDED BY
James C. McQuinn
DIRECTOR OF PLANNING

DESIGNATED BY
Shuman P. Dandekar 8-13-63
CHIEF ADMINISTRATIVE OFFICER

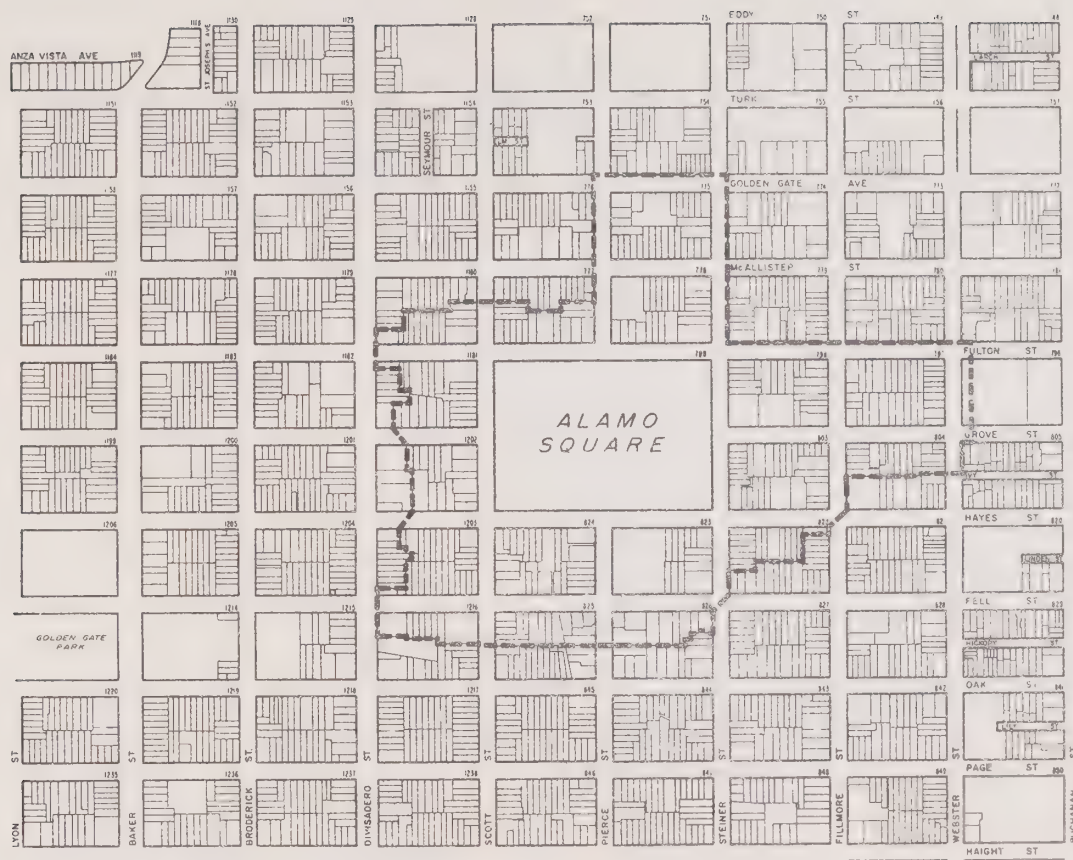


GREAT HIGHWAY CONSERVATION AREA

--- CONSERVATION AREA BOUNDARY

RECOMMENDED BY
Jama R. de la Cruz
 DIRECTOR OF PLANNING

APPROVED BY
Jama R. de la Cruz
 CHIEF ADMINISTRATIVE OFFICER

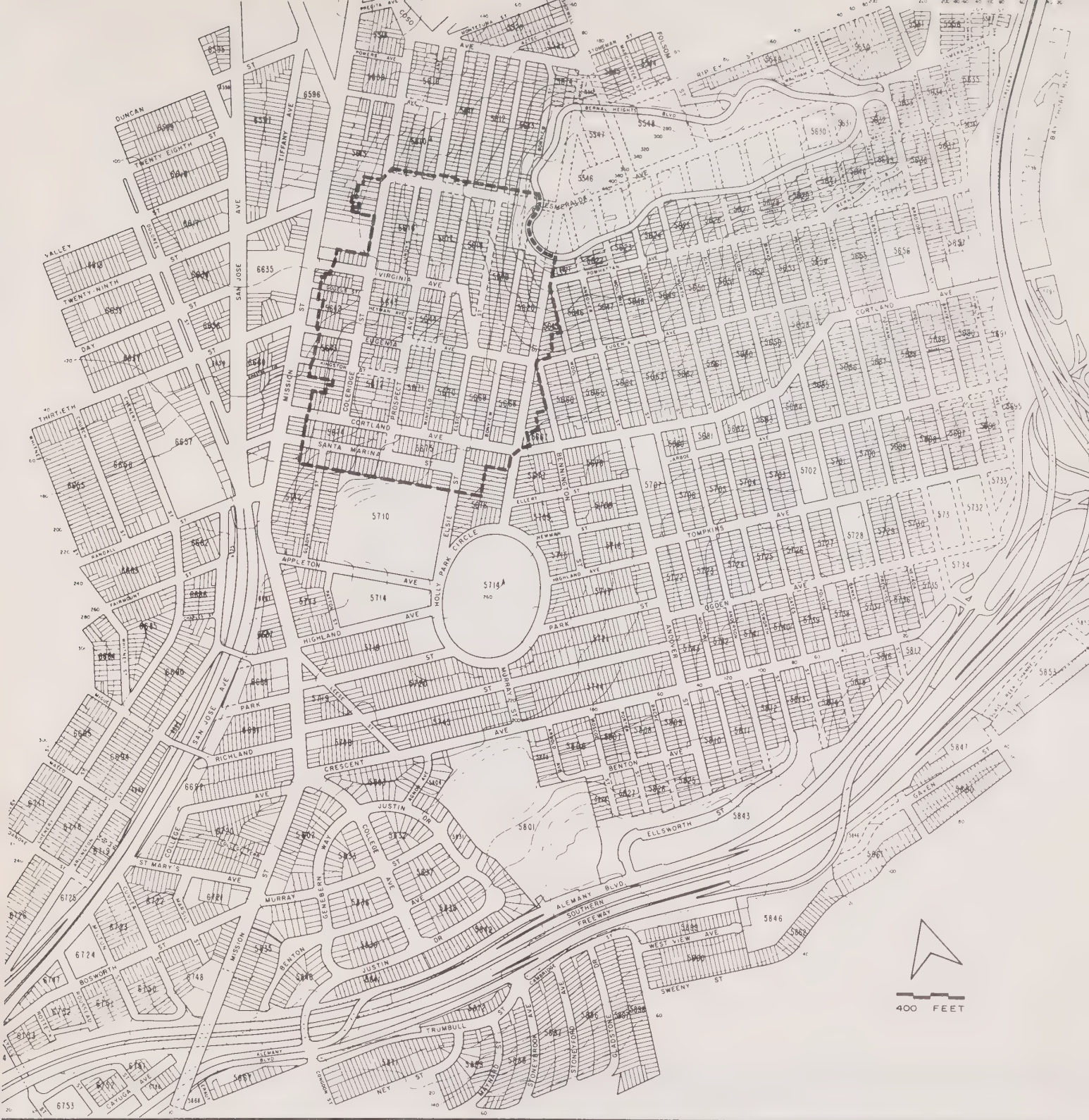


FEDERALLY-ASSISTED CODE ENFORCEMENT

ALAMO SQUARE CONSERVATION AREA

--- CONSERVATION AREA BOUNDARY

RECOMMENDED BY
H. H. H. H.
 DIRECTOR OF PLANNING
 DISCUSSION PREPARED BY
H. H. H. H.
 CITY ADMINISTRATIVE OFFICER
 MAY 19 1969



FEDERALLY-ASSISTED CODE ENFORCEMENT

BERNAL HEIGHTS CONSERVATION AREA

--- CONSERVATION AREA BOUNDARY

RECOMMENDED BY
 DIRECTOR OF PLANNING
 DESIGNATED BY
 CHIEF ADMINISTRATIVE OFFICER
 MAY 9, 1969



FEDERALLY-ASSISTED CODE ENFORCEMENT

DUBOCE TRIANGLE CONSERVATION AREA

--- CONSERVATION AREA BOUNDARY

RECOMMENDED BY
 DIRECTOR OF PLANNING
 DESIGNATED BY
 CHIEF ADMINISTRATIVE OFFICER
 MAY 18, 1969

80 21247
[initials]

SUMMARY FACT SHEET -- SECTION 117 CONCENTRATED CODE
ENFORCEMENT PROGRAMS WITH AND WITHOUT
SECTION 312 REHABILITATION

Section 117 Concentrated Code Enforcement Programs

Living units were rehab started or completed
in FY 1972

Total dwelling units where rehab started or completed
with Section 312 thru FY 1972 25,000 (est.)

Total dwelling units where rehab started or completed
without Section 312 thru FY 1972 472,000

Total federal share 117 programs thru FY 1972 \$350,470,000
Total federal share 312 program thru FY 1972 190,000,000 (2)

Cost to federal government per d.u. under 117 (w/o 312) \$700/unit
Cost to federal government per d.u. under 117 (with 312) \$4,819/unit
(\$4,119 average loan + \$700 project cost)

In contrast, new construction is estimated at \$15,000-35,000/unit. 25,000 units
= \$375 million. 15,000 = \$225 million. \$375 million - \$225 million = \$150 million
\$150 million / 25,000 units = \$6,000/unit. This is compared to average cost of \$4,819/unit.

This is out of a total of 718,000 in all Title I programs.

(2) Subject to recapture through loan repayment. Does not include...

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CITY AND COUNTY OF SAN FRANCISCO

OFFICE OF
CHIEF ADMINISTRATIVE OFFICER

December 20, 1972

FACE RELEASE

FACE, Federally Assisted Code Enforcement, considered by many as one of the most successful programs for the nation's declining neighborhoods and older housing stock. It is a cult in San Francisco and elsewhere in the country because it has failed to request approval for funding this program due to lack of support for the program by the Office of Management and Budget. At least \$2.4 Million is needed to continue this program until such time as special revenue sharing is passed by Congress for the proposed Inner Richmond and Upper Ashbury areas.

The record of the FACE program has been most impressive. More than 6,200 dwelling units have been rehabilitated under FACE in San Francisco at very low cost to the taxpayer, less than \$700 per unit for administrative costs. Low-interest Federal Rehabilitation loans, when available, have been used in the more costly rehabilitation jobs, averaging \$4,100 per dwelling unit in current areas, thereby assuring 100 percent improvement of a neighborhood's housing as well as the general improvement of the neighborhood as a whole. In contrast, new construction is estimated at \$18,000 - \$35,000 per unit. Even now these loan funds are exhausted here in San Francisco where nearly 1,000 property owners have relied upon them to carry out rehabilitation and code enforcement totaling \$12 Million. Over 120 property owners with firm bids from contractors valued at \$2.6 Million are affected by the current lack of loan funds. \$70 Million appropriated by Congress for this fiscal year has not been released by the Office of Management and Budget. I urge all citizens of San Francisco concerned about FACE to support the funding of the FACE program and the release of these loan funds by contacting their congressional representatives as well as OMB and HUD and informing them of our serious concerns and requesting assistance for these programs.

Thomas J. Mellon, Chief

FACE Face Sheet

(Federally Assisted Code Enforcement)

as of November 1972

1. FACE Program has operated in 7 geographical areas in San Francisco since 1967 as follows:

<u>Areas 1-4</u> (Closed Out Oct. 1970)	<u>Areas 5-7</u> (Begun March 1969)
(01) Arguello Park	(05) Alamo Square
(02) Buena Vista Heights	(06) Bernal Heights
(03) Glen Park	(07) Duboce Triangle
(04) Great Highway	

2. Statistical Summary:

<u>Item</u>	<u>Total</u>	<u>Areas 1-4</u>	<u>Areas 5-7</u>
(1) Total Buildings in Area	4,601	2,987	1,614
(2) Total Dwelling Units (DU)	10,296	5,733	4,563
<u>Budget 1/ and Project Costs 2/</u>			
(3) Current Sec. 117 Project Funds	\$6,108,470	-	-
(4) Proposed Sec. 117 Project Funds	\$6,543,644	-	-
(5) Project cost/bldg. 2/	\$1,422/\$1,610	-	-
(6) Project cost/DU 2/	\$636/\$719	-	-
<u>Loans and Grants 3/</u>			
(7) Sec. 312 loan funds	\$11,788,750(915)	\$4,505,650(612)	\$7,283,100(303)
(8) Sec. 115 grant funds	\$753,503(320)	\$463,129(230)	\$290,374(90)
(9) Av. 312 loan/bldg.	\$12,884	\$7,362	\$24,037
(10) Av. 312 loan/DU	\$5,751	\$3,835	\$8,486
(11) Av. 115 grant/bldg.	\$2,355	\$2,014	\$3,226
(12) Av. 115 grant/DU	\$1,051	\$1,048	\$1,143
<u>Total SCC'd 4/</u> (% below is as % of Total Bldgs. (Line(1)) & DU's (Line(2))			
(13) Buildings	3,485 (76%)	2,874 (96%)	611 (38%)
(14) DU's	7,022 (68%)	5,527 (96%)	1,495 (33%)

FACE Fact Sheet (Continued)

Total Areas 1-4 Area 5-7
Total Rehabilitated (included in lines (13) and (14) above).

(13) Buildings	2,987	2,430	557
(14) DU's	6,301	4,890	1,411

Rehab. Starts and Demolitions

	<u>Bldgs.</u>	<u>DU's</u>	<u>Bldgs.</u>	<u>DU's</u>	<u>Bldgs.</u>	<u>DU's</u>
(15) Rehab. starts (Incl lines(15)&(16))	3,310	7,169	2,483	4,992	827	2,177
(16) Demolitions	75	113	54	73	21	40

Remaining Workload(lines(1) & (2) minus lines (13) & (14), resp.)

	<u>Total</u>	<u>Areas 1-4</u>	<u>Areas 5-7</u>
(17) Buildings 5/	1,111	113	998
(18) DU's 5/	3,269	206	3,063

Number and \$ Value (in \$ mil) of Rehab. to Code

	<u>Bldgs.</u>	<u>DU's</u>	<u>Bldgs.</u>	<u>DU's</u>	<u>Bldgs.</u>	<u>DU's</u>
(19) Fed. & Pvt.	2,946	6,070	2,389	4,659	557	1,411
	Cost: \$8.3		Cost: \$4.8		Cost: 3.5	
(20) Fed. financed	822	1,914	622	1,228	200	686
	Cost: \$6.0		Cost: \$3.2		Cost: \$2.8	
(21) Pvt. financed	2,124	4,156	1,767	3,431	357	725
	Cost: \$2.3		Cost: \$1.6		Cost: \$0.7	

Average Cost to Rehab per Building and DU:

	<u>Total</u>	<u>Areas 1-4</u>	<u>Areas 5-7</u>
	<u>Bldgs.</u>	<u>Bldgs.</u>	<u>Bldgs.</u>
	<u>DU's</u>	<u>DU's</u>	<u>DU's</u>
(22) Total (Fed. & Pvt.)	\$2910	\$1409	\$6366
	\$2513		
(23) Fed. financed	\$7398	\$3166	\$14,015
	\$4086		
(24) Pvt. financed	\$1125	\$575	\$2080
	\$1024		

Projected Jobs held up or to be held up due to lack of funds

	<u>Total</u>	<u>Areas 1-4</u>	<u>Areas 5-7</u>
(25) Number (Bldgs.) 6/	411	-	411
(26) \$ Value 6/	\$6,517,319	-	\$6,517,319

Relocations

(27) Number of cases	193	35	158
(28) % of total DU's rehab starts plus demolitions	2.6%	less than 1%	7.1%

FACE Fact Sheet (Continued)

<u>Projected Other Areas</u>	<u>Total</u>	<u>Upper Ashbury</u>	<u>Inner Rich</u>
(21) Number of Bldgs.	2,656	1,461	1,195
(22) Number of DU's	5,627	3,373	2,254
(33) Total Project Costs	\$5,524,599	\$3,172,443	\$2,352,156
<u>Federal (\$'s)</u>			
(34) Proj. Grant(2/3 of (33))	\$3,683,066	\$2,114,962	\$1,568,104
(35) Sec. 115 Grants	\$1,120,000 (320)	\$682,500 (195)	\$437,500 (125)
(36) Relocation Grants	\$1,440,000 (315)	\$1,395,000 (305)	\$45,000 (10)
(37) Sec. 312 Loans	\$6,399,000 (711)	\$3,843,000 (427)	\$2,556,000 (284)
(38) FACE Personnel Repts (Man Years)	184.0	100.3	83.7
(39) 1st Year Operation Needs <u>7/</u>	\$1,841,533	\$1,057,481	\$784,057

Current. Based on Approved Budget for project through March 7, 1973 (currently 7th Amendatory). Proposed. Based on budget presented for extension of project through June 30, 1973. Both budget figures exclude following: land acquisition costs: \$211,547; public improvement costs: \$1,650,142; contingencies: \$591,335/\$156,161 respectively; and project inspection costs: \$28,500. Also, relocation payments (\$803,500) and rehab. grants (\$896,085) are not included. Since this is a single contract (with 7 amendments) for all 7 areas, only total figures are available.

Used 30 June 1973 as project completion and project budget of \$6,441,644 for all 7 areas. It is assumed that, had Section 312 loans been available, this date (June 30, 1973) would be met with 95% completion (excluding litigation cases): 1st figure based on total buildings or DU's and total budget costs. 2nd figure based on 95% (HUD requirement for project completion) of total buildings or DU's minus 7% estimated to be in litigation.

These are total loan funds and grants approved for rehabilitation to code, refinancing and improvements above code. Number of loans and grants in parenthesis (). Number of DU's/loan estimated based on ratio of buildings to DU's for areas.

SCC'd: Those meeting Satisfactory Code Compliance and includes only the following: those rehabilitated plus those found standard, plus those devalued.

Figures include total of 332 structures in litigation (86 areas 1-4 and 246 areas 5-7).

Applications with firm bids received, but not funded, amount to 17.2 million dollars.

FACE Fact Sheet (Continued)

Includes public improvement costs, contingencies and project inspection costs. Based on 3 year project, therefore, 1st year equals 1/3 of total cost. In addition, would require possibly up to 25% of Section 115 Grant funds, relocation funds and Section 312 loan funds during 1st year.

INFORMATION
ON
RELOCATION BENEFITS & SERVICES - FACE

The Alamo Square Area, upon recommendation by the City & County of San Francisco, was designated a FACE (Federally Assisted Code Enforcement) area by the U. S. Department of Housing and Urban Development (HUD). Properties in such a designated FACE area that do not meet the San Francisco housing code will be rehabilitated to meet local code requirements, as a minimum, or, if not only where applicable, demolished.

The objective of the FACE program is to provide safe, decent, and sanitary housing for all residents, preferably through the renovation of existing dwellings. However, it is sometimes necessary to temporarily vacate one or all units of a structure in order to do the required work. If you receive a "NOTICE TO VACATE" because of either or both of the following reasons, you may be entitled to RELOCATION BENEFITS AND SERVICES provided through CENTRAL RELOCATION SERVICES (CRS).

- (1) You are required to move because of rehabilitation to the structure and/or unit in which you live; and/or,
- (2) You have a rent increase of 10% or more because of rehabilitation to the structure and/or dwelling unit.

It is important that families and individuals displaced as a result of a federally assisted code enforcement program be aware of the rights afforded them under the Uniform Relocation Act. Displacees will receive benefits to cover reasonable moving costs and may also qualify for Replacement Housing Payments.* Loans, grants or temporary rent supplements may be available through the Local Rent Assistance Program.

If you are a potential displacee, a representative of Central Relocation Services (CRS) will contact you to explain your relocation rights and to assist you in finding your new home. Persons who receive notices to vacate and who are not contacted by a CRS representative within 10 working days after such notification should call or visit:

Pamela Woolfolk
Community Liaison Officer
Alamo Square FACE Office
369 Hayes Street
Telephone: 558-5520

*Relocation guidelines specify that you must have occupied a unit at least 90 calendar days prior to date of vacating property in order to qualify for Replacement Housing Payments. You will be asked to verify length of occupancy with utility bills, rental receipts or other substantiating documents.

S.F. DEPARTMENT OF PUBLIC WORKS
FOR YOUR INFORMATION

FACTS ABOUT FACE

The Federally Assisted Code Enforcement Program

San Francisco Program:

Concentrated Code Enforcement has been going on since 1959 in several conservation areas throughout the City. Some 5,000 buildings have been inspected and are now in compliance with the codes. Now with Federal financial assistance the City will be able to expand and speed up its conservation program and also give additional benefits and aids to property owners and tenants. These aids include low interest loans for all property owners and grants to certain low income owners to do code required work, tenant relocation assistance and grants for those required to move as a result of code enforcement and help in planning, preparing and letting of contracts for this work.

Codes:

The San Francisco Housing Code enacted by the Board of Supervisors in 1958 provides the authority for the conservation program and also the standards which housing must meet as a minimum.

All buildings, both residential and commercial, must be maintained in safe and sanitary condition under provisions of the San Francisco Building, Plumbing and Electrical Codes and other Codes.

Appeals:

Property owners who feel the code requirements constitute a hardship and that their particular situation deserves special consideration are entitled to a review of their case by the Superintendent of Building Inspection. The Director of Public Works will hold a public hearing after which an appeal can be taken to the Housing Appeals Board. Final appeal can be had in the courts. It should be noted that there has been no necessity for any court cases to date in the conservation programs since its inception.

Public Improvements:

Certain public improvements already scheduled such as street work, street lighting, tree planting and traffic signals be installed during the three-year period of time in which this program is to be completed.

Neighborhood Cooperation:

Private efforts to modernize and beautify homes and places business above code requirements will improve the livability of the neighborhood. This will continue only so long as residents and property owners are interested in the welfare of the neighborhood. Code enforcement and public improvement alone cannot do the job.

Program for Continued Neighborhood Improvement:

A specialist will be available to work with interested citizens and citizen organizations in identifying problems, alternative solutions, goals, and plans for achieving those goals in order to maintain a sound, vital neighborhood after the code enforcement program is completed.

U. S. DEPARTMENT OF PUBLIC WORKS
FOR YOUR INFORMATION

FACTS ABOUT FACE

The Federally Assisted Code Enforcement Program

- AIDS TO PROPERTY OWNERS -

Eligibility: Direct loans are available from HUD to the property owner to correct code violations and to cover property improvements other than code violations on a limited basis.

Interest: 3% per annum.

Term: Up to 20 years or 3/4 of remaining economic life of the property after rehabilitation, whichever is less. The cost of a \$1,000 loan is \$5.55 per month for each \$1,000 borrowed.

Location: All property owners in Designated Conservation Areas in the FACE program.

Ability: Ability of the owner to repay the loan is the sole criterion for eligibility. This is based upon a credit report, verification of employment and earnings, bank deposits, mortgage status report, etc. Pre-approval is required on loans over \$3,500.

Loan Amount: For owner-occupied property containing one to four dwelling units, to do work to correct code deficiencies and other property improvements on a limited basis:

<u>Owner-Occupied</u>	<u>Maximum Loan</u>	<u>Maximum Indebtedness May Not Exceed</u>
1-Family	\$ 17,400	\$ 33,000
2-Family	34,800	35,750
3-Family	52,200	55,750
4-Family	69,600	41,250

* The portion of the sum of the as-is value and the estimated rehabilitation costs which is represented by 97% of the first \$15,000 (\$14,550); 90% of the next \$10,000 (\$9,000) (totaling \$23,550); and 80% of any amount above \$25,000.

NOTE: For investor-owned residential or commercial property, the loan terms are different. Please consult HUD's Finance Specialist for details.

Transfer of Loan: Upon sale of property, this is possible in extreme hardship cases with the approval of HUD.

Reimbursement: This is available for owner-occupied one to four family dwellings when monthly payments on principal and interest exceed 24% of the applicants' total monthly income and the cost of code requirements is at least 20% of rehabilitation loan.

Security: Loans under \$3,500 do not require security unless an acceptable risk finding can not be made. Loans over \$3,500 will require a mortgage.

The Loan Funds: A check will be made out for 80% of the cost of the work by the Department of Public Works to the owner and his contractor when the work has been completed. The final 20% payment will be made after the lien waivers are received.

Grants: In cases of economic hardship where family income is under \$3,000 per year, owner-occupants of one to four family dwellings located in the FACE area may be eligible for a grant up to \$3,500 to do the required code work. Grants are also available to the owner, whose monthly housing expenses exceed 25% of gross income.

Relocation: A family or individual required to move because of code enforcement is eligible to receive moving costs up to \$300, rent adjustment payments up to \$4000 not to exceed 4 years, and assistance in finding standard housing. In some circumstances a \$200 Dislocation Allowance is provided. A business is also eligible for moving costs in such circumstances.

Field Office:

For the convenience of residents a Field Office will be operated in the neighborhood, staffed with inspectors, specialists and clerks, to advise property owners on required work, assistance in preparing plans and letting contracts, processing of permits and plans, rehabilitation loans and grants, relocation, and continued neighborhood improvements.

For additional information please contact the inspector assigned to your property.

Inspector: _____

Office: _____

Phone: _____



FEDERALLY-ASSISTED CODE ENFORCEMENT

DUBOCE TRIANGLE CONSERVATION AREA

--- CONSERVATION AREA BOUNDARY

RECOMMENDED BY
[Signature]
 DIRECTOR OF PLANNING

DESIGNED BY
[Signature]
 CHIEF ADMINISTRATIVE OFFICER

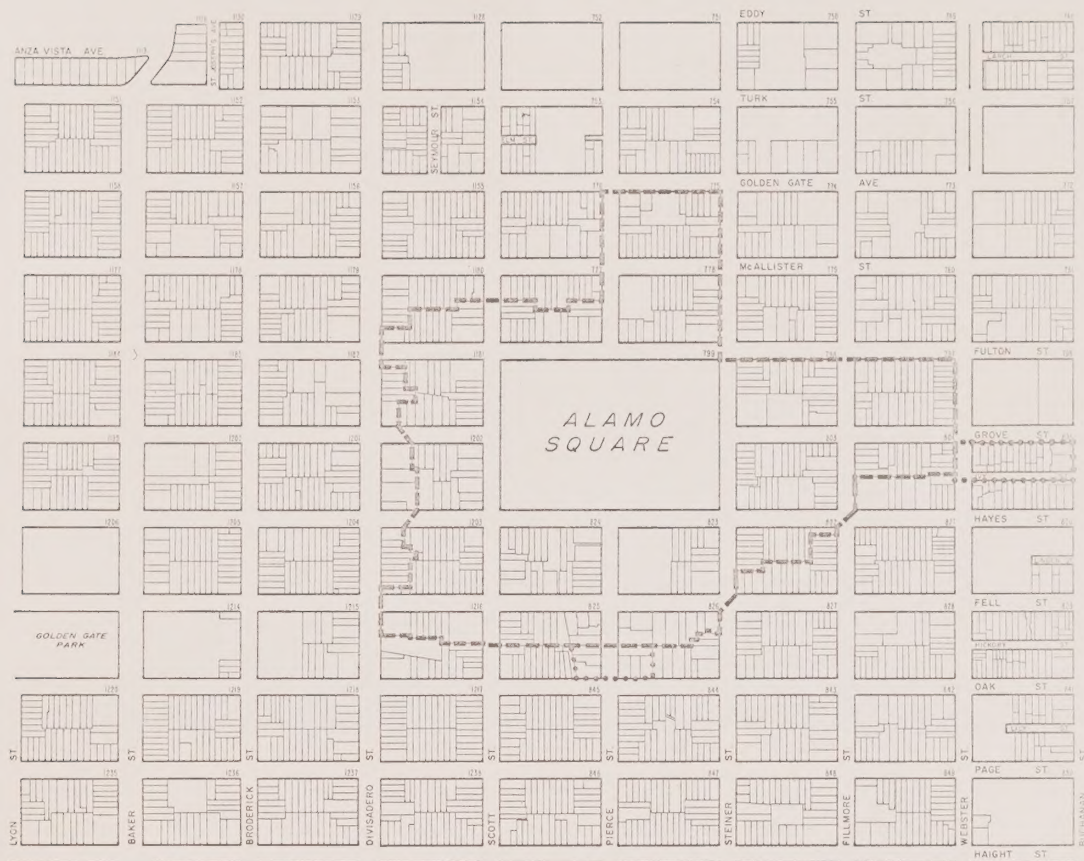


FEDERALLY-ASSISTED CODE ENFORCEMENT

BERNAL HEIGHTS CONSERVATION AREA

--- CONSERVATION AREA BOUNDARY

RECOMMENDED BY
 DIRECTOR OF PLANNING
 DESIGNED BY
 CHIEF ADMINISTRATIVE OFFICE



FEDERALLY-ASSISTED CODE ENFORCEMENT

ANNEXATIONS TO ALAMO SQUARE CONSERVATION AREA

- - - - - CONSERVATION AREA BOUNDARY (ORIGINAL)
 ANNEXATIONS TO CONSERVATION AREA

ANNEXATIONS RECOMMENDED BY
[Signature]
 DIRECTOR OF PLANNING
 DESIGNATED BY
[Signature]
 CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED BY
[Signature]
 DIRECTOR OF PLANNING
 DESIGNATED BY
[Signature]
 CHIEF ADMINISTRATIVE OFFICER
 MAY 18, 1969

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